

THE PLANNING AND ZONING COMMISSION
MEETS REGULARLY ON THE SECOND
WEDNESDAY OF EACH MONTH

Posting Information:
DS Building 3250 E. Kino Ave
Posted: January 21, 2026
Time: 12 noon
By: Robie Cockett

AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
FEBRUARY 11, 2026
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM

MEMBERS

<u>District 1</u>	<u>District 2</u>	<u>District 3</u>	<u>District 4</u>	<u>District 5</u>
Eugene Kirkham Michael Bradshaw	Robert Arp John Hassett - Chair	Bruce Hubbard Melanie Martin	Cullin Pattillo Rex Ruge	Larry Morse LaJuana Gillette -- Vice Chair

Pursuant to A.R.S. §38-431.02(H), the public will have physical access to the meeting place fifteen (15) minutes prior to the meeting.

Mohave County Planning and Zoning Commission members will attend in person or via telephone conference calls.

Pledge of Allegiance

Roll Call

Announcements

Approval of Minutes

Planning and Zoning Commission meetings are located in the Mohave County Administration Building. We ask persons attending the meetings to remember that the Administrative Building Campus is a tobacco-free area. Only bottled water, no food or soda, is allowed in the Auditorium where the meetings are held.

THE PLANNING & ZONING COMMISSION MAY, BY MOTION, RECESS INTO EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE FROM THE BOARD'S ATTORNEY(S) ON ANY ITEM CONTAINED IN THIS AGENDA PURSUANT TO ARS 38-431.03 (A) (3).

REGULAR AGENDA

GOLDEN VALLEY AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/ Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity (south of Florian Drive, west of Centennial Road), Mohave County, Arizona. **Joshua Miller. MS**
02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a **REZONE** of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/7A and AR

(Agricultural Residential/ Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (west of Adobe Road, north of Bolsa Drive), Mohave County, Arizona. **Scott Lokken VB**

MOHAVE COUNTY GENERAL AREA

03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 351-09-024 from an A-R/36 Acre (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R/10A & A-R/5A (Agricultural Residential/ Ten Acre and Five Acre minimum lot size) zone, to allow for a minor land division, in the Dolan Springs vicinity (north of Monterey Avenue, east of Eldon Road), Mohave County, Arizona. **Adrien Muya JN (POSTPONED UNTIL THE APPLICANT COMPLIES WITH THE REQUESTED DOCUMENT)**

KINGMAN AREA

04. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a **REZONE** of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence, in the Kingman vicinity (north of Northern Avenue, east of Castle Rock Road), Mohave County, Arizona. **Crystal Anderson for Seitz 2024 TX-AZ Holdings LLC. JN**
05. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage, in the Kingman vicinity (north of Northern Avenue, west of Castle Rock Road), Mohave County, Arizona. **Crystal Anderson for Seitz 2024 TX-AZ Holdings, LLC. JN**

ARIZONA STRIP AREA

06. Evaluation of a request for a **PRELIMINARY PLAT** and **PETITIONS OF EXCEPTIONS** for Desert Springs Ranches, Tract 3540, a proposed subdivision of Assessor's Parcel No's. 402-32-195, 402-64-095, 104, 105, 107, and 109 in the Beaver Dam vicinity, Mohave County, Arizona. **(POSTPONED TO MARCH PLANNING & ZONING MEETING)**

OTHER

07. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
08. Call to the Public

According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services to all persons with disabilities. If you need accommodation for this meeting, please contact the Development Services Department at (928) 757-0903, ext. 5816.

Supporting documentation for agenda items may be reviewed by [CLICKING HERE](#) (PDF Reader required) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

01. **Evaluation of a request for a REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property as requested by Joshua Miller of Golden Valley, Arizona.

Assessor's Parcel No. 215-11-266 is described as Paradise Acres Unit 2 Lot 285, located in Township 20 North, Range 18 West, Section 27.

The site is approximately 2.07 acres and is located south of Florian Drive and west of Centennial Road. The site is accessed via U.S. Interstate 40, then westerly on Shinarump Drive, then southwest on Oatman Road, then south on Centennial Road approximately .31 miles to the intersection with Florian Drive and northeast corner of the lot.

The site has a septic system and is relatively flat with a small drainage across the northwest corner. The surrounding land uses consist of primarily vacant private land and scattered residential development.

The applicant requests this Rezone from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone to allow for a minor land division. The Mohave County General Plan designates this site as a Suburban Development Area.

The site is located within the Golden Valley Fire District. Electric service appears to be available in the area. Water and sewer services do not appear to be available. Centennial Road is unpaved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4850H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site.
- g. Electric service appears to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The site will be Rezoned to an A-R (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 215-11-266 Current Zoning: AR2 Parcel Size 2.07 Acres
Legal Description:
Paradise Acres Unit 2 Lot 285

Water Provider: Haul water Electric provider: Unisource Sewer provider: Septic
Present use of property: Vacant

Owner Information

Owner Name (must match current deed): Joshua Emil Estal Miller

Mailing Address: 1825 S Aztec Rd. City: Golden Valley State: AZ Zip: 86413

Phone number [REDACTED] Email [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be AR 1

For the purpose of this section, "parent" means the person who has the care, custody and control of the child.

the most efficient use of the land.

For the purpose of
the most efficient use of the land.

1000 JOURNAL OF CLIMATE

the most efficient use of the land.

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

John M. M.

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR2 to AR1 for the purpose of the most efficient use of the land.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



Applicant / agent

Contact information:

Josh Miller

[Redacted]

Assessor Parcel Number and Legal Description of proposed subject property: 215-11-266
Paradise Acres Unit 2 Lot 285

FEE# 2025037415

PREPARED BY

Cindy Allen, AZCLP No. 82000

AFTER RECORDING, MAIL TO:

Joshua Miller
3412 Mayer Rd
Golden Valley AZ 86413

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



07/30/2025 11:51 AM Fee: \$30.00

PAGE: 1 of 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, I, **Lindsay E. Miller**, a married man, the GRANTOR, DO HEREBY CONVEY TO:

JOSHUA MILLER, a married man as his sole and separate property (the GRANTEE),

All of THE FOLLOWING described real property located in the County of Mohave, State of **Arizona**:

PARADISE ACRES UNIT 2 LOT 285. T20N, R18W, SEC 27

Parcel No: 215-11-266

EXEMPT: per A.R.S. §11-1134-A7

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the GRANTOR does hereby bind herself to warrant and defend the title as against all acts of the GRANTOR herein and no other.

WITNESS my hand this 11 day of June, 2025.

A handwritten signature of Lindsay E. Miller.

LINDSAY E. MILLER

STATE OF ARIZONA)
COUNTY OF MOHAVE)
) ss.
)

On this 11 day of June, 2025, before me personally appeared, **LINDSAY E. MILLER**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above/attached document.



A handwritten signature of Cindy Lee Allen.
NOTARY PUBLIC

REZONE

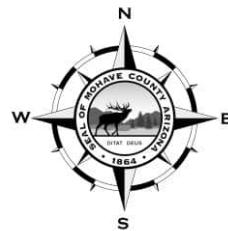
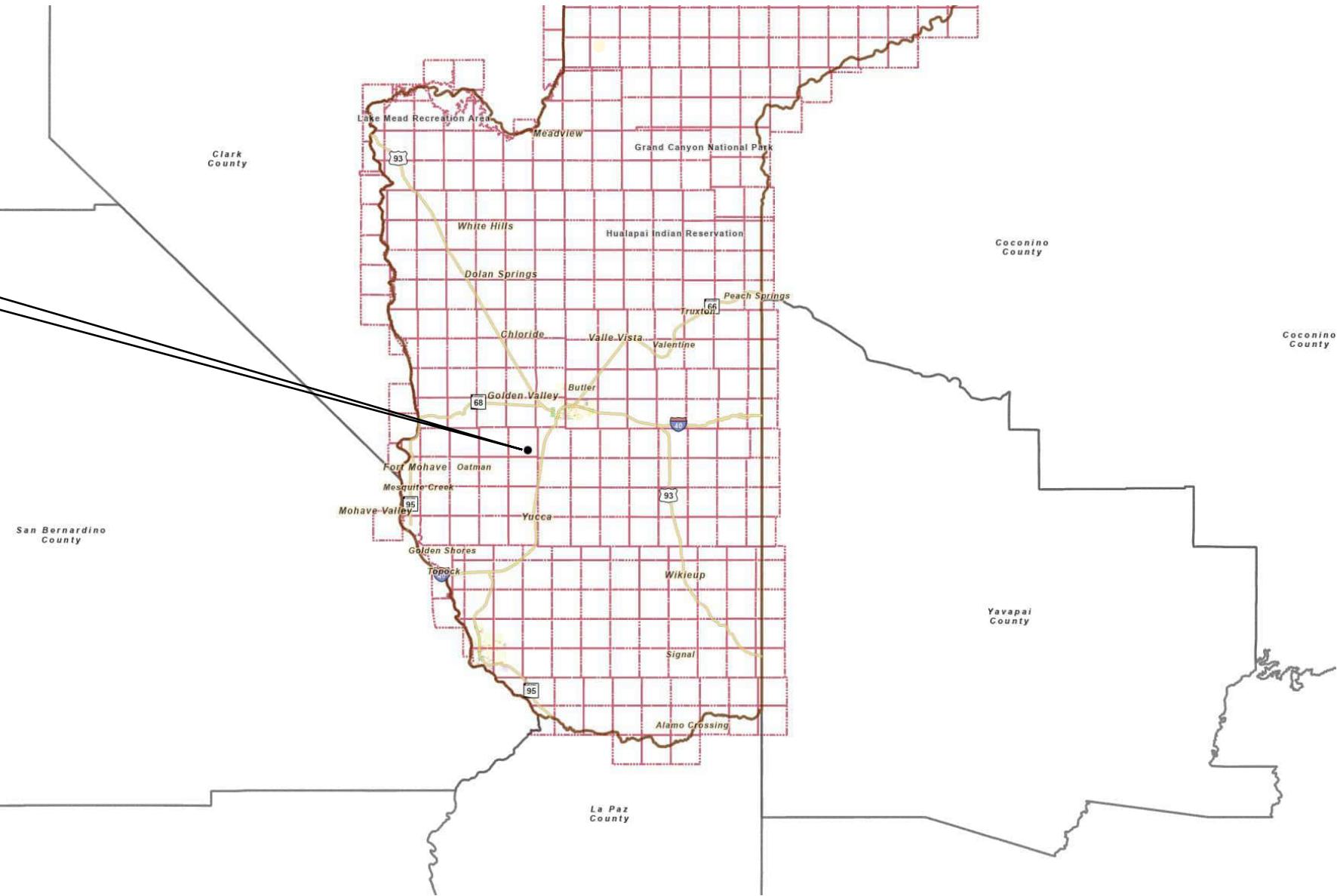
215-11-266

GENERAL MAP

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.

Section 27
T 20 N, R 18 W

Subject
Property



REZONE

215-11-266

VICINITY MAP

Section 27
T 20 N, R 18 W

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.



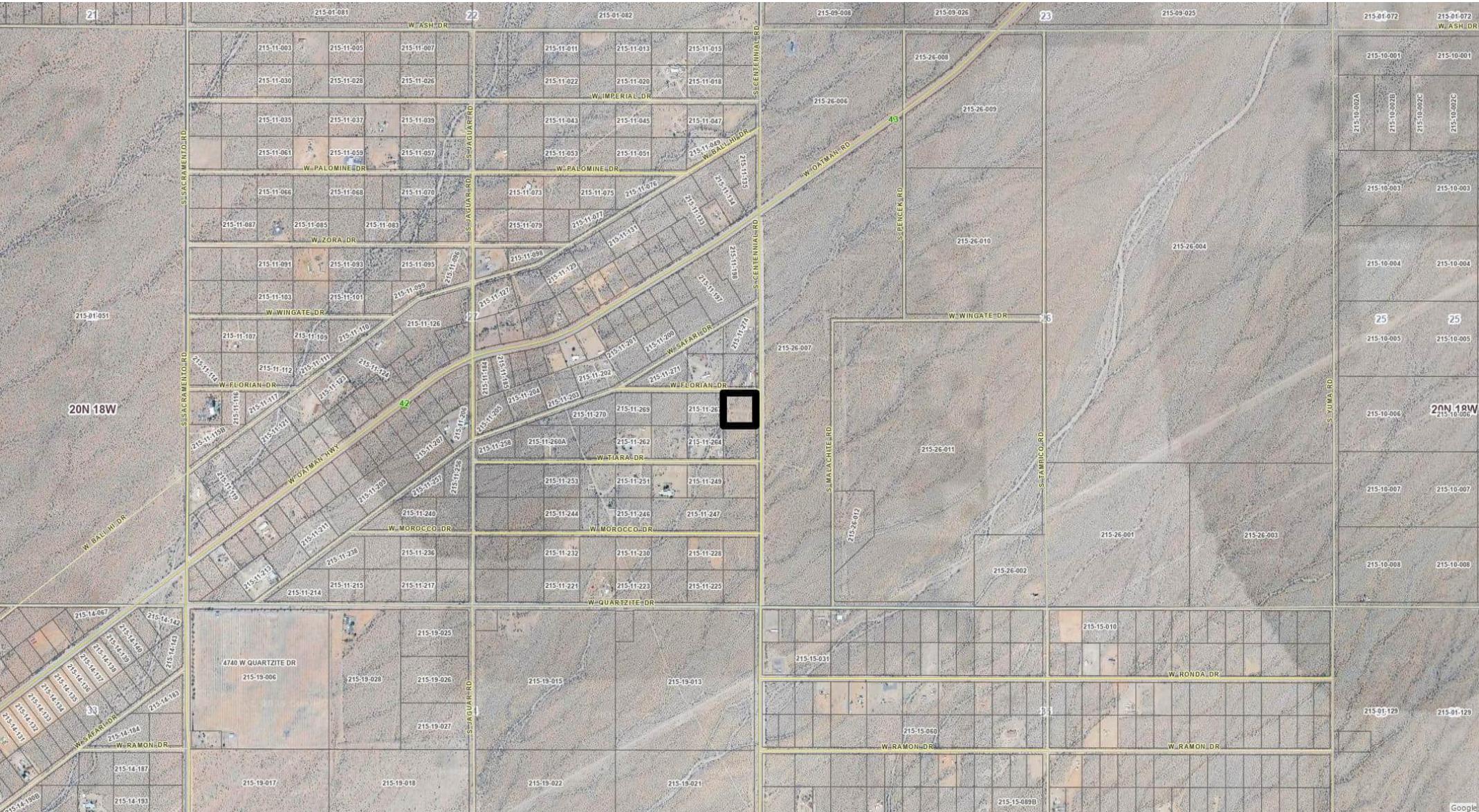
REZONE

215-11-266

SITE MAP

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.

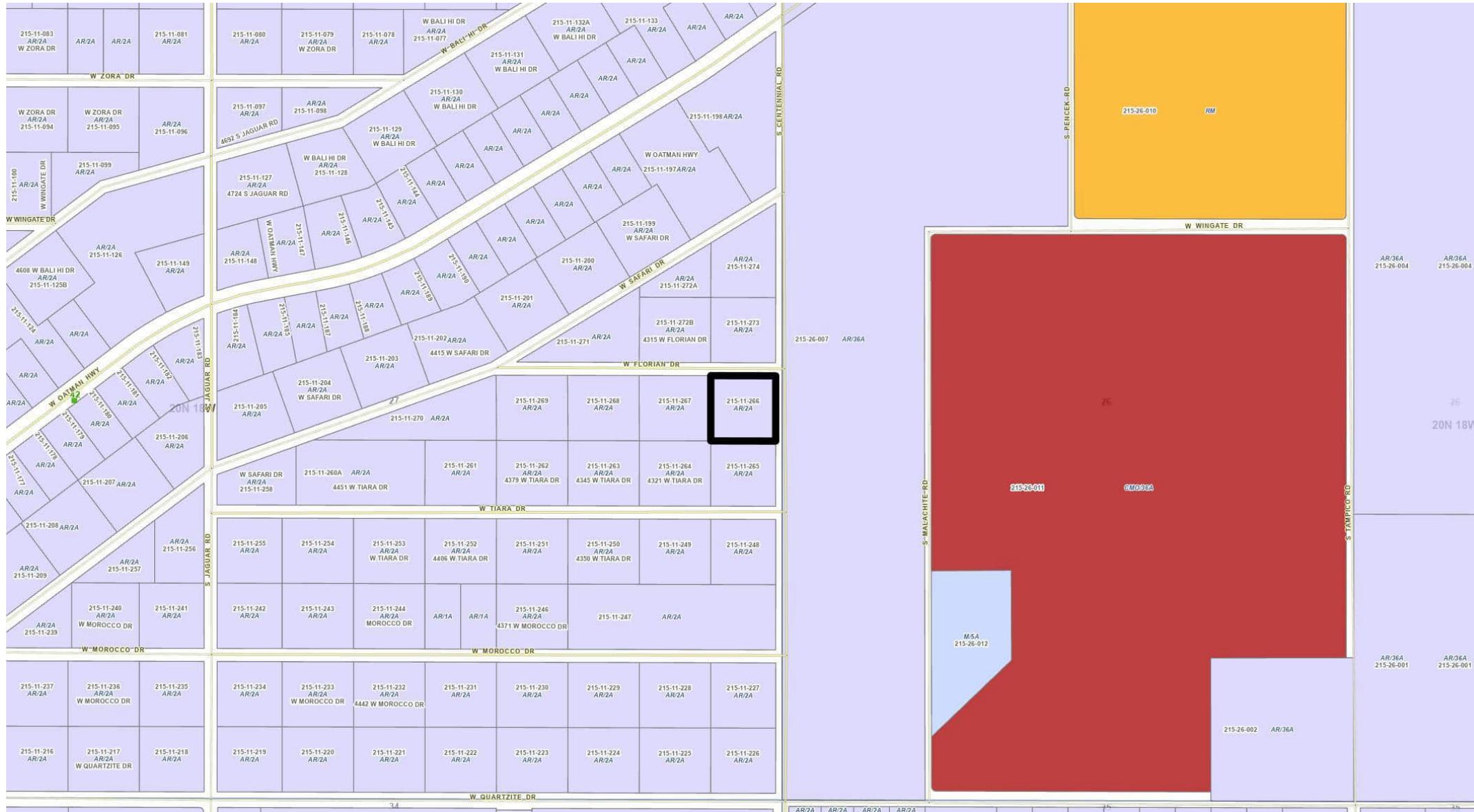
Section 27 T 20 N, R 18 W



REZONE 215-11-266
ZONING MAP

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.

Section 27 T 20 N, R 18 W



REZONE

215-11-266

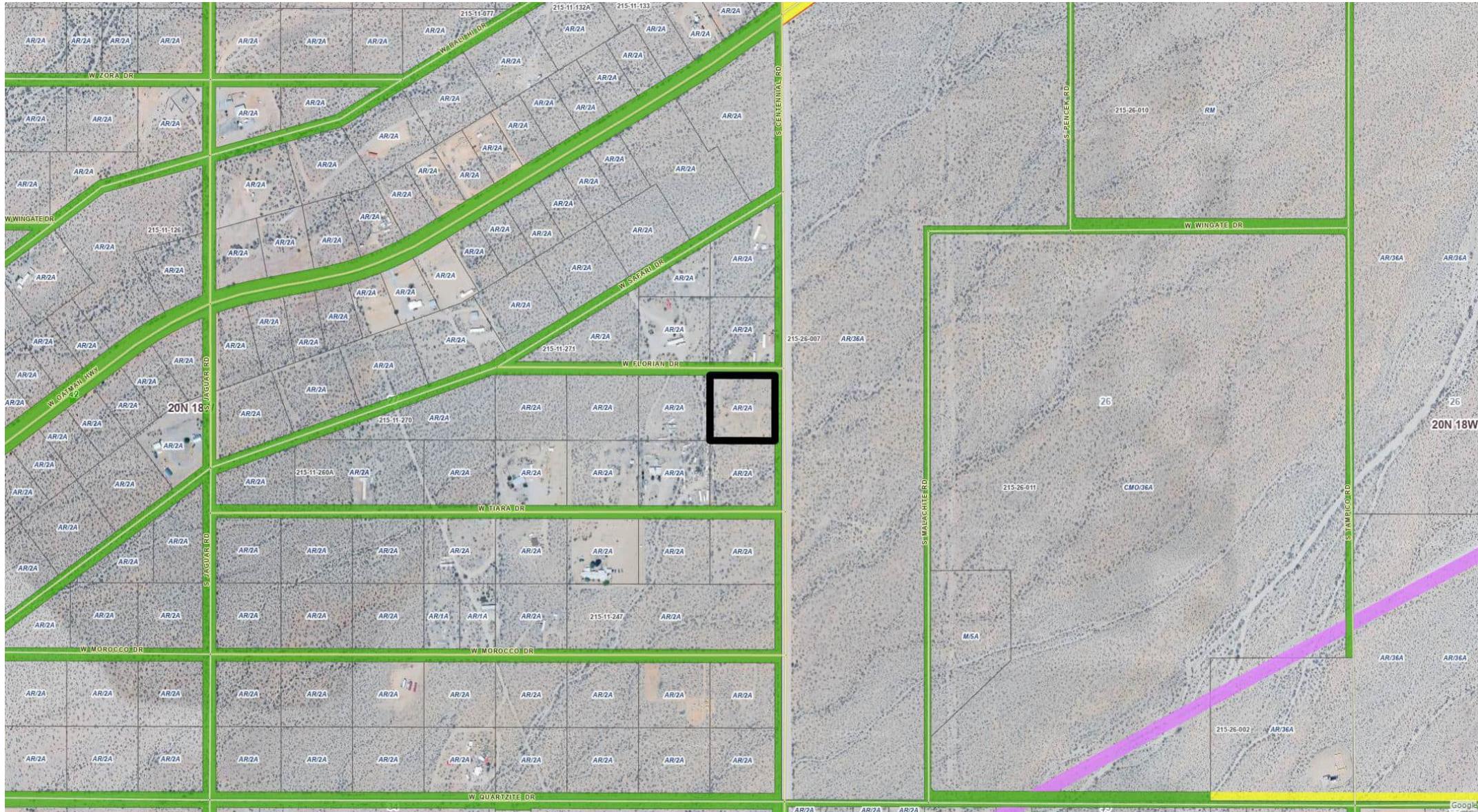
RIGHT OF WAY MAP

Section 27
T 20 N, R 18 W

- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.



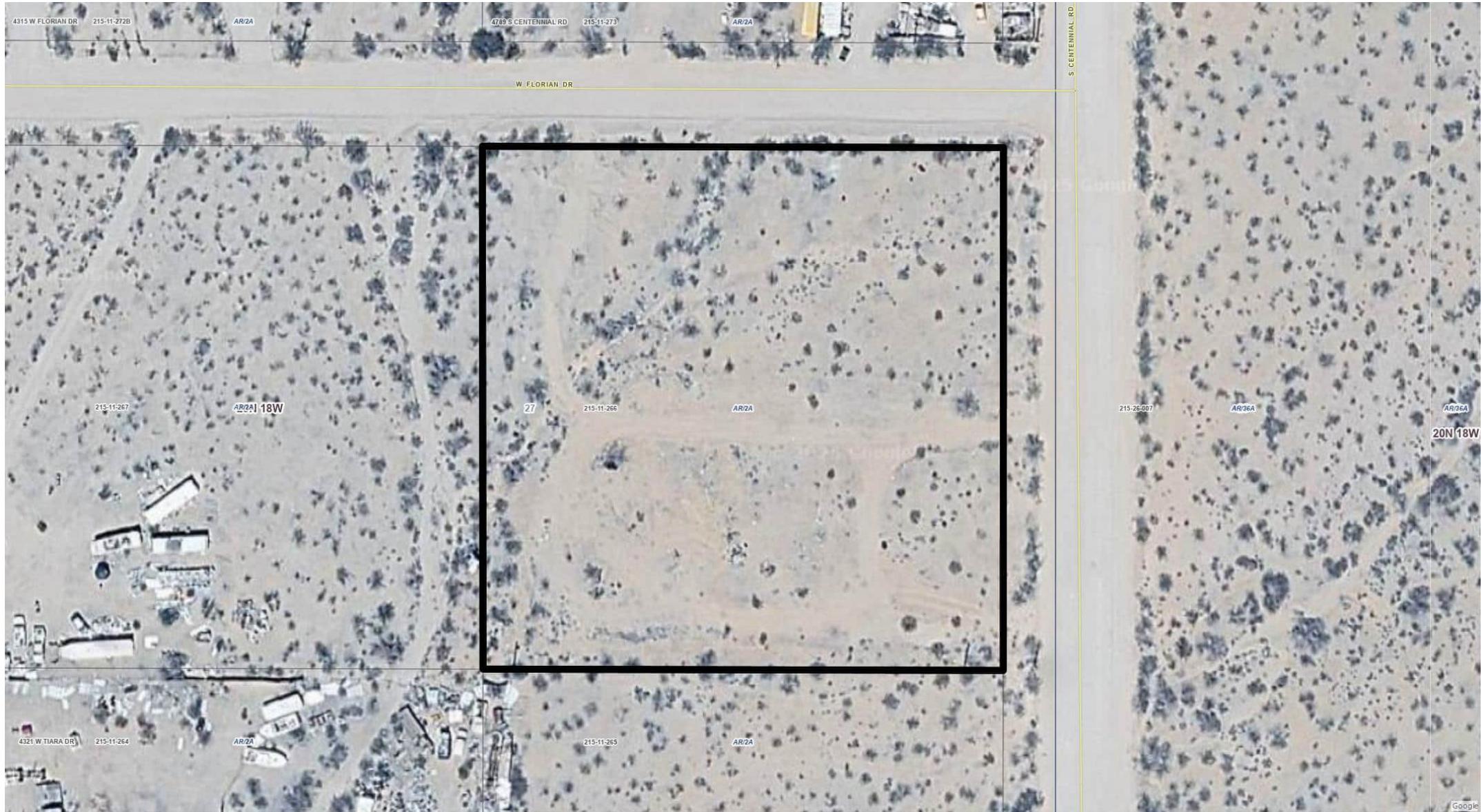
REZONE

215-11-266

REQUEST

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.

Section 27
T 20 N, R 18 W





Centennial Rd

**ZONING
NOTICE**

Florian Dr

**ZONING
NOTICE**

City of Tucson, AZ 85745
and the Planning and Zoning
Commission of the City of Tucson
are giving notice that the following
area is zoned as follows:

For more information, contact the
Planning and Zoning Commission
at 520-726-2200, or the City of Tucson
at 520-726-2200.

02. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A (Agricultural Residential/Seven Acre minimum lot size) zone and A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to:

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Scott Lokken of Golden Valley, Arizona.

Assessor's Parcel No. 306-24-007A is described as Sun West Acres Tr 1027 Lot 7 not including the South ½, Section 21, Township 21 North, Range 18 West.

The site is approximately 10.17 acres and is located north of Bolsa Drive and west of Adobe Road. The site is accessed from State Highway 68, south on Aztec Road, west on Redwall Drive, south on Adobe Road, approximately 0.73 miles to northeast corner of site.

The site appears to have a single-family home, accessory structures and RV's. The terrain appears relatively flat. There is a natural wash that runs north to south. The surrounding land uses consists of vacant land and scattered residences.

The applicant requests this

1. Amendment to the Mohave County General Plan from a Rural Development Area land use designation to a Suburban Development Area land use designation, and this
2. Rezone from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, to an A-R/7A (Agricultural Residential/Seven Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to allow for a minor land division as shown in Exhibit A.

The site is within Golden Valley Fire District. Electric service appears to be available. Water and sewer service does not appear to be available. Adobe Road near site is not paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4529H indicates the parcel described to be in Zones AE, AO and AE Floodway, all Flood Hazard Areas and approximately 2 acres on the eastern part of the parcel to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan as amended by this item.
- c. The site appears adequate for the intended action.

- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The flood hazard areas and natural wash are environmental features affecting the site.
- g. Electric service appears to be available. Sewer and water services do not appear to be available.

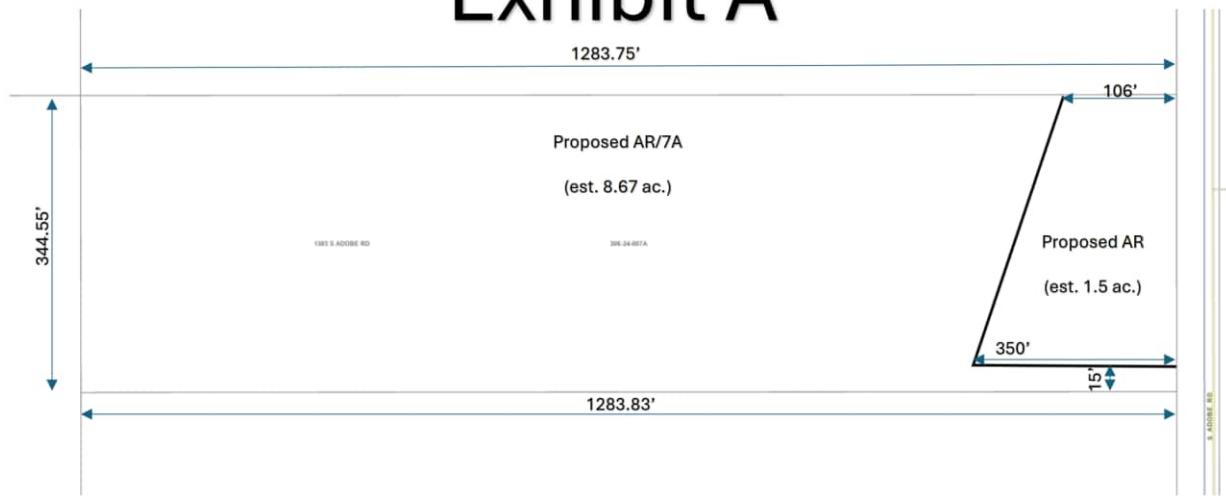
STAFF RECOMMENDATION

Staff finds that the application is proper for consideration, subject to the following:

- 1. The Mohave County General Plan will be amended to Suburban Development Area and Rural Development Area.
- 2. The site will be rezoned to A-R/7A (Agricultural Residential/Seven Acre minimum lot size) zone and A-R (Agricultural Residential) zone.
- 3. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
- 4. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
- 5. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
- 6. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
- 7. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
- 8. Each parcel shall have legal access.
- 9. The applicable flood zone(s) shall be noted on the Parcel Plat.

10. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
11. The appropriate permits will be obtained prior to construction.
12. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

Exhibit A



REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 306-24-007A Current Zoning: A-R/10A Parcel Size 10.97 Acres

Legal Description:

SUN WEST ACRES TR 1027 LOT 7 NOT INCLUDING THE S 1/2 CONT 10.17 ACRES 306-24-007
(306-24-007A & B) 2006 TAX ROLL

Water Provider: Water Haul Electric provider: Unisource Sewer provider: Septic

Present use of property: Residential Use

Owner Information

Owner Name(must match current deed): Scott Lokken
Mailing Address: 5373 US Highway 68, Suite D34 City: Golden Valley State: AZ Zip: 86413

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: AR/7A and AR

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

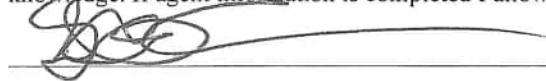
Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Minor land division to build smaller home on property.

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.



All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from A-R/10A to AR/7A & AR for the purpose of Minor land division to build smaller home on property.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



Applicant / agent

Contact information:

[REDACTED]
[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property: 306-24-007A

SUN WEST ACRES TR 1027 LOT 7 NOT INCLUDING THE S 1/2 CONT 10.17 ACRES 306-24-007
(306-24-007A & B) 2006 TAX ROLL

GENERAL PLAN AMENDMENT ADDENDUM

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for the Amendment of the General Plan:

Current General Plan: Rural Development Area

Proposed to be: Suburban Development Area

Describe how the change will benefit the county.

This change will benefit the county by allowing me to build a small home for my mother and her small cat.

List any public infrastructure and public services that are available or will be provided.

We are water haul, electric is Unisource, na for public sewer

Describe any change in the character of the surrounding neighborhood.

There will no change to the character of the neighborhood. There are other suburban development properties near this location.

Explain how the change is consistent with the goals and policies of the General Plan and any applicable area plan for which this property is involved.

No change other than the size to the property.

Explain the proposed change, changing events, or circumstances that make the amendment necessary.

This proposed change is going to allow my mother to build a smaller home for her to live in on the property and retire at. This amendment needs to take place for her to put the property into her name.

Minor Plan Amendment Addendum

This addendum is to notify you of a request for a change to the Mohave County General Plan from

Rural Development Area

to Suburban Development Area

to accompany the requested rezone.

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Scott London Lokken
P.O Box 582
Kanab, UT 84741

02852863-TEV

FEE# 2015022057

OFFICIAL RECORDS OF MOHAVE COUNTY
CAROL MEIER, COUNTY RECORDER

05/18/2015 08:43 AM Fee \$11.00

PAGE: 1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 306-24-007A

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Monte L. Smith and Connie Smith, Husband and Wife, as Joint Tenants with Right of Survivorship
do/does hereby convey to

Scott London Lokken, A Married Man, as his Sole and Separate Property

the following real property situated in Mohave County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

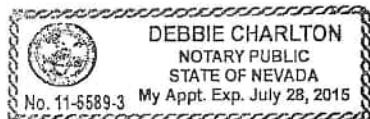
DATED: May 11, 2015

Monte L. Smith
Monte L. Smith

Connie Smith
Connie Smith

State of Nevada }
} ss.
County of Canson }

The foregoing instrument was acknowledged before me this 11 day of May, 2015, by
Monte L. Smith and Connie Smith.



Debbie Charlton
NOTARY PUBLIC
My commission expires:

Exhibit A

LOT 7, SUN WEST ACRES, TRACT 1027, according to the plat of record in the office of the County Recorder of Mohave County, Arizona, recorded June 9, 1966, at Fee No. 8778.

EXCEPT the South half of said lot.

EXCEPT all oil, gas, coal, and minerals as set forth in instrument recorded in Book 92 of Deeds, Page 166.

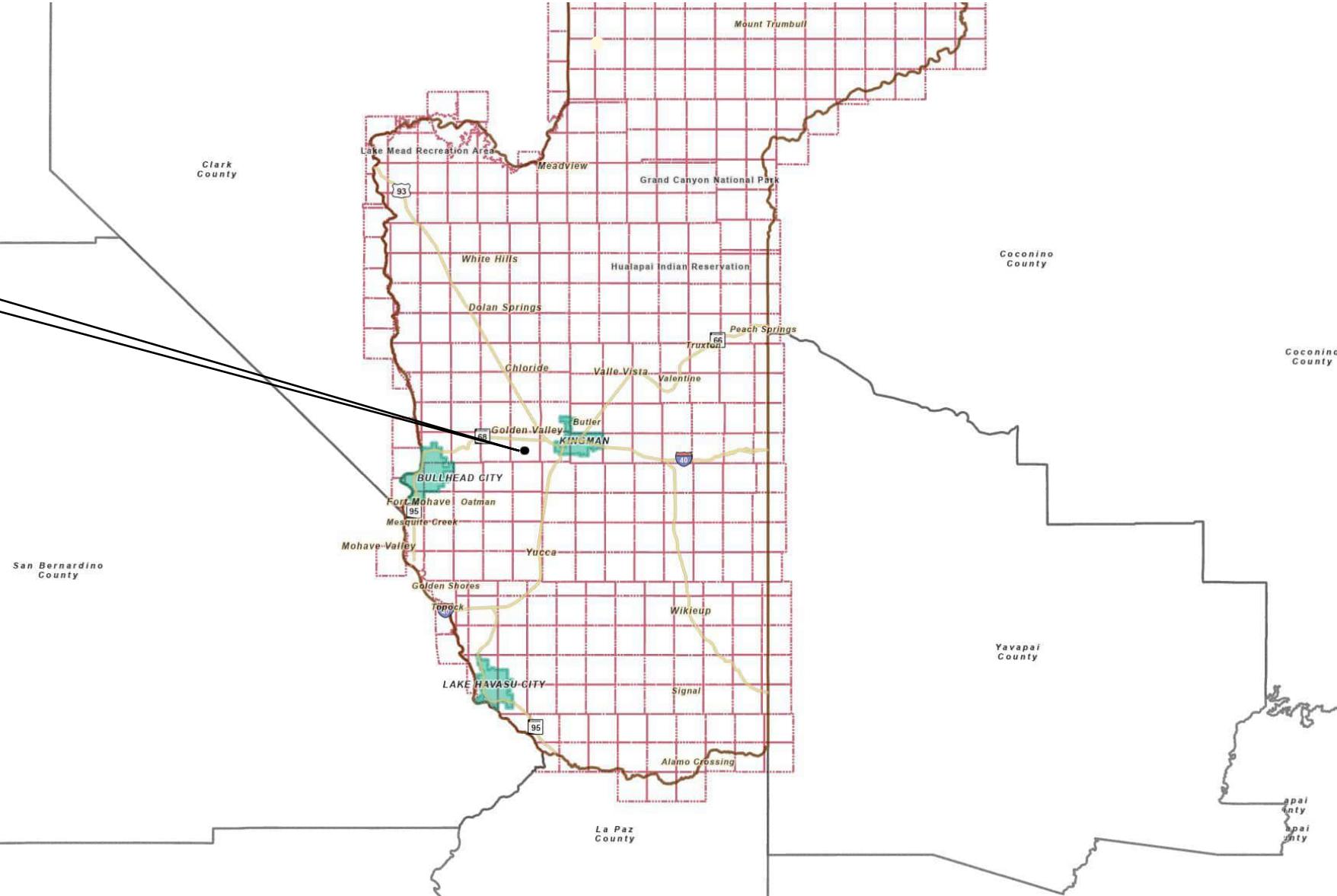
GENERAL PLAN AMENDMENT & REZONE 306-24-007A

GENERAL MAP

Section 21
T 21 N, R 18W

Subject
Property

AMENDMENT TO THE MOHABE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.



GENERAL PLAN AMENDMENT & REZONE 306-24-007A

VICINITY MAP

Section 21 T 21 N, R 18W



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.

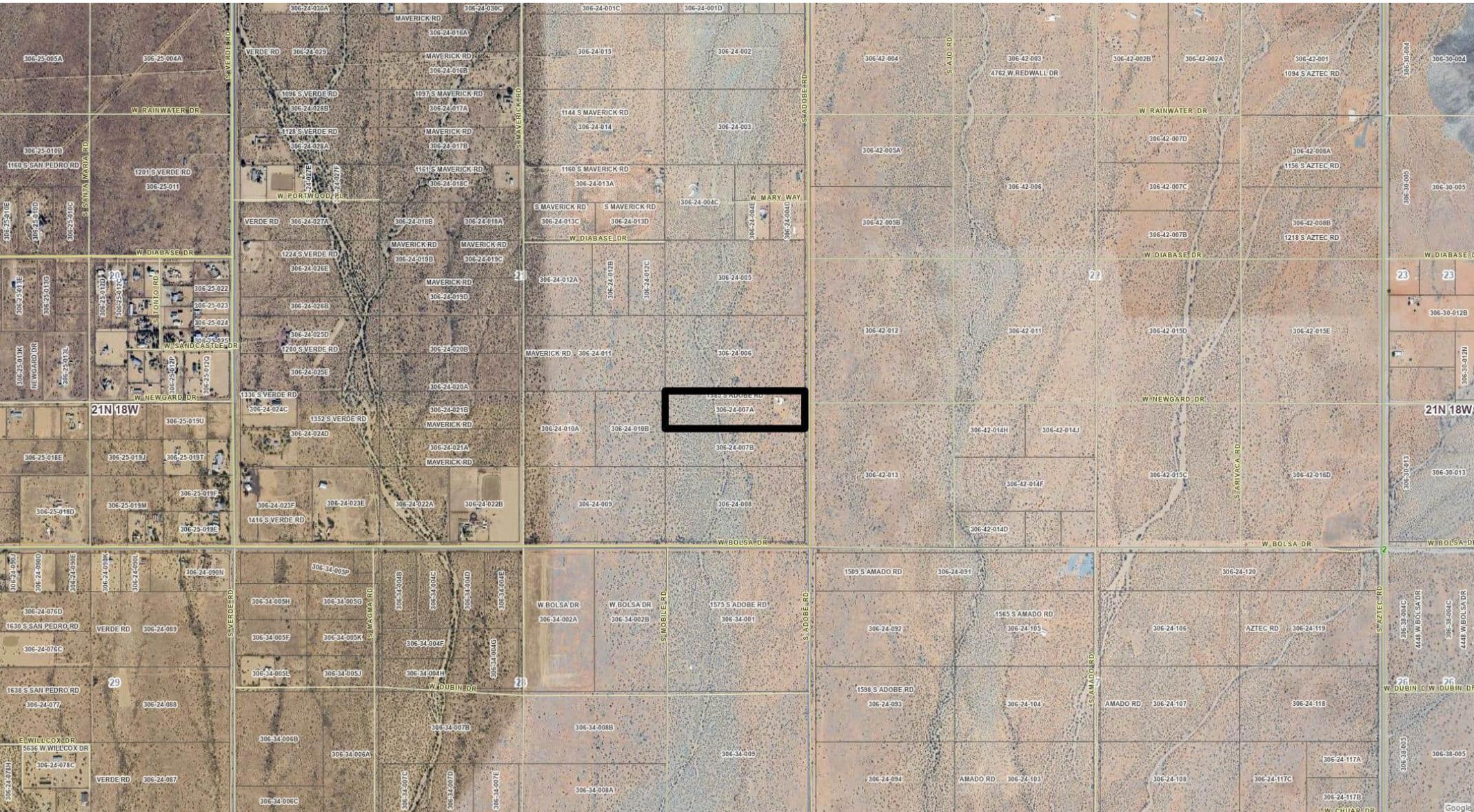


GENERAL PLAN AMENDMENT & REZONE 306-24-007A

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.

Section 21 T 21 N, R 18W



GENERAL PLAN AMENDMENT & REZONE 306-24-007A

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.

Section 21 T 21 N, R 18W

-  Alternative Energy
-  Commercial Recreation
-  General Commercial
-  Heavy Industrial
-  High Density Residential
-  Light Industrial
-  Light Industrial/PUD
-  Low Density Residential
-  Medium Density Resid./PUD
-  Medium Density Residential
-  Neighborhood Commercial
-  Public Facilities
-  Public Lands
-  Public Parks
-  Rural Development Area
-  Rural Industrial
-  Rural Residential
-  Suburban Development Area
-  Suburban Estates
-  Suburban Residential
-  Urban Development Area



GENERAL PLAN AMENDMENT & REZONE 306-24-007A

ZONING MAP

Section 21 T 21 N, R 18W

A	R-M
A-D	R-MH
A-R	R-O
C-1	R-O/A
C-2	R-P
C-2H	R-TT
CITY	S-D/A
C-M	S-D/C
C-MO	S-D/C-1
C-RE	S-D/C-2
E	S-D/C-M
M	S-D/C-RE
M-2	S-D/M
MIXED	S-D/R
M-X	S-D/R-1
N-P	S-D/R-E
R-1	S-D/R-M
R-2	S-D/R-O
R-E	



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.



GENERAL PLAN AMENDMENT & REZONE 306-24-007A

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.

Section 21 T 21 N, R 18W

-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W



GENERAL PLAN AMENDMENT & REZONE 306-24-007A

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.

Section 21
T 21 N, R 18W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a Hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting place of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, February 11, 2020, at 10:00 a.m.

For further information, contact the Mohave County Planning and Zoning Commission at 928-753-2400, or via e-mail at PlanningAndZoning@MohaveAZ.gov.

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, February 11, 2009, at 10:00

A.M.

An Ordinance is being considered on an AMENDMENT TO THE MUNICIPAL CODE OF THE CITY OF KINGMAN, Arizona, to change the use of a portion of the area and a portion of the City of Kingman General Plan, and a portion of the City of Kingman Zoning Ordinance.

REASON: To amend the City of Kingman General Plan, Zoning Ordinance, and the City of Kingman Municipal Code to change the use of a portion of the area and a portion of the City of Kingman General Plan, and a portion of the City of Kingman Zoning Ordinance.

LOCATION: The area to be affected is located in the City of Kingman, Mohave County, Arizona.

TIME: The hearing will be held at 10:00 A.M. on Wednesday, February 11, 2009.

PLACE: The hearing will be held in the regular meeting room of the Mohave County Planning and Zoning Commission, 700 W. Beale Street, Kingman, Arizona.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING AND ZONING COMMISSION, 700 W. BEALE STREET, KINGMAN, ARIZONA, 86401, (928) 753-2200.

**** ITEM 3 HAS BEEN POSTPONED UNTIL THE APPLICANT COMPLIES WITH THE REQUESTED DOCUMENT ****

04. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Neighborhood Commercial land use designation to a General Commercial land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a SD/C (Special Development/Commercial) zone, to allow for open lot storage and a residence in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to:

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Crystal Anderson, on behalf of Seitz 2024 TX-AZ Holdings LLC of Kingman, Arizona.

Assessor's Parcel No. 324-03-639F is described as Parcel 2 as shown on Record of Survey 14-38, located in Section 28, Township 22 North, Range 16 West.

The site is approximately .84 acres and is located north of Northern Avenue and west of Marilyn Drive. The site is accessed from U.S. Route 66, then north on Diagonal Way approximately .78 miles to the site.

The site appears to contain a single family residence and a storage yard. This item is intended to bring the property into compliance with the Zoning Ordinance. The terrain appears flat. The surrounding land uses consists of commercial sites, vacant land and single family residences.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Neighborhood Commercial land use designation to a General Commercial land use designation, and this
2. Rezone from an A-R (Agricultural Residential) zone to a SD/C (Special Development/Commercial) zone to allow for a storage facility and a residence.

The site is within Northern Arizona Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Northern Avenue is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4313H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There are no environmental features affecting the site.

g. Electric and water services appear to be available. Sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The Mohave County General Plan shall be amended to a General Commercial land use designation.
2. The site will be rezoned to SD/C (Special Development/Commercial). This will allow for all of the uses in C-MO (Commercial Manufacturing/Open Lot Storage) zone with the addition of allowing for a single family residence.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits will be obtained prior to construction.
5. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
6. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 324-03-639F Current Zoning: AR Parcel Size .84 Acres

Legal Description:
PAR 2 PER R/S 14/38 REC 8/8/96 NO 96-43704 EXCEPT COM AT SW COR SEC 28; TH E ALG S LN 40.00' TO POB; TH E 310.00' TO W LN OF MARILYN DR; TH N ALG W LN OF MARILYN DR 10.00'; TH W 75.00'; TH N 78DEG 41'31 W 51.00'; TH W 165.00' TO BEG OF TAN CURVE CONCAVE NE; TH NWLY C/A=89DEG 58'31& R=20.00' 31.41' TO E LN OF CASTLE ROCK RD; TH S 00DEG

Water Provider: City of Kingman Electric provider: Unisource Sewer provider: Septic

Present use of property: Storage yard.

Owner Information

Owner Name(must match current deed): SEITZ 2024 TX-AZ HOLDINGS LLC

Mailing Address: 3893 N PAINTED TRL City: Kingman State: AZ Zip: 86401

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Crystal Anderson

Mailing Address: 2080 N Clack Canyon Rd City: Kingman State: Az Zip: [REDACTED]

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: SD/C

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

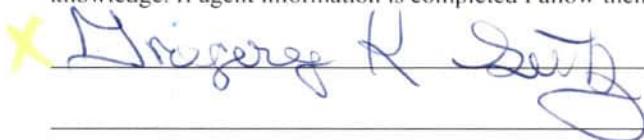
Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Open Lot Storage and a residence

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.



All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR
to SD/C for the purpose of Open Lot Storage and a residence.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

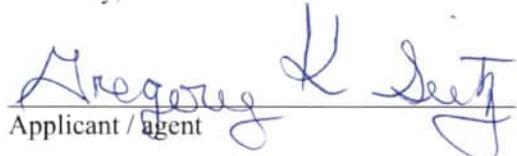
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

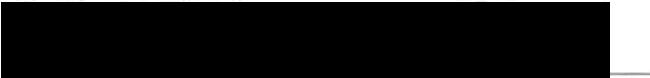
Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,


Applicant / agent

Contact information:



Assessor Parcel Number and Legal Description of proposed subject property: 324-03-639F





0 167.7 335.5 Feet
(approximate scale)

© 2021 Mohave County Information Technology

Map Created: 12/4/2025

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Maintained Rds / County Route:
 - AcquireR/W
 - Unsurfaced
 - Surfaced
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Zoning (Vested Only)
- Land Use General Plan Group:
 - Alternative Energy
 - Commercial Recreation
 - General Commercial
 - Heavy Industrial
 - High Density Residential
 - Light Industrial
 - Low Density Residential
 - Medium Density Residential
 - Neighborhood Commercial
 - Public Facilities
 - Public Lands
 - Public Park
 - Rural Development Area

1:2,013



Notes:

RECORDING REQUESTED BY:

Chicago Title Agency, Inc., an AZ corporation
2699 E. Andy Devine Ave.
Kingman, AZ 86401

WHEN RECORDED MAIL TO:

Gregory Kirk Seitz
Seitz 2024 TX-AZ Holdings, LLC, a Delaware limited
liability company
3893 N. Painted Trail
Kingman, AZ 86401

Escrow No.: CTM24076275DD

FEE# 2024046890**OFFICIAL RECORDS OF MOHAVE COUNTY****LYDIA DURST, COUNTY RECORDER****09/19/2024 01:36 PM Fee \$30.00****PAGE: 1 of 3**

Space above this line for Recorder's Use

WARRANTY DEED-Exempt B7

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

The Michael G. Seitz, Trustee of the Seitz Trust, dated September 14, 1993

does hereby convey to

Seitz 2024 TX-AZ Holdings, LLC, a Delaware limited liability company

the following real property situated in County of Mohave, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

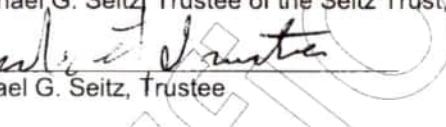
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 2, 2024

The Michael G. Seitz Trustee of the Seitz Trust, dated September 14, 1993

BY: 
Michael G. Seitz, Trustee

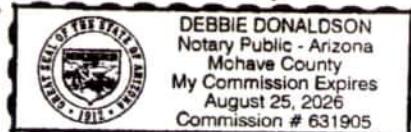
State of ARIZONA

County of MOHAVE

This instrument was acknowledged before me on this 17th day of Sept, 2024, by The Michael G. Seitz, Trustee of the Seitz Trust, dated September 14, 1993.

Debbie Donaldson
Notary Public
My Commission Expires: 8/25/26

[SEAL]



BENEFICIARY'S STATEMENT

(continued)

Name: Michael G. Seitz

Address: 3893 N. Painted Trail Kingman, AZ 86409

Name: _____

Address: _____

EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOHAVE, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel 2, as shown on RECORD OF SURVEY PLAT, recorded August 8, 1996, in Book 14 of Records of Surveys, page 38 and being a portion of the Southwest quarter of Section 28, Township 22 North, Range 16 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona.

EXCEPT therefrom that portion deeded to Mohave County and more fully described in Book 3006 of Official Records, Page 386; and

EXCEPT therefrom, all coal, oil, gas and mineral deposits as reserved in instrument recorded in Book 143 of Deeds, page 227.

Assessor Parcel No: 324-03-639F

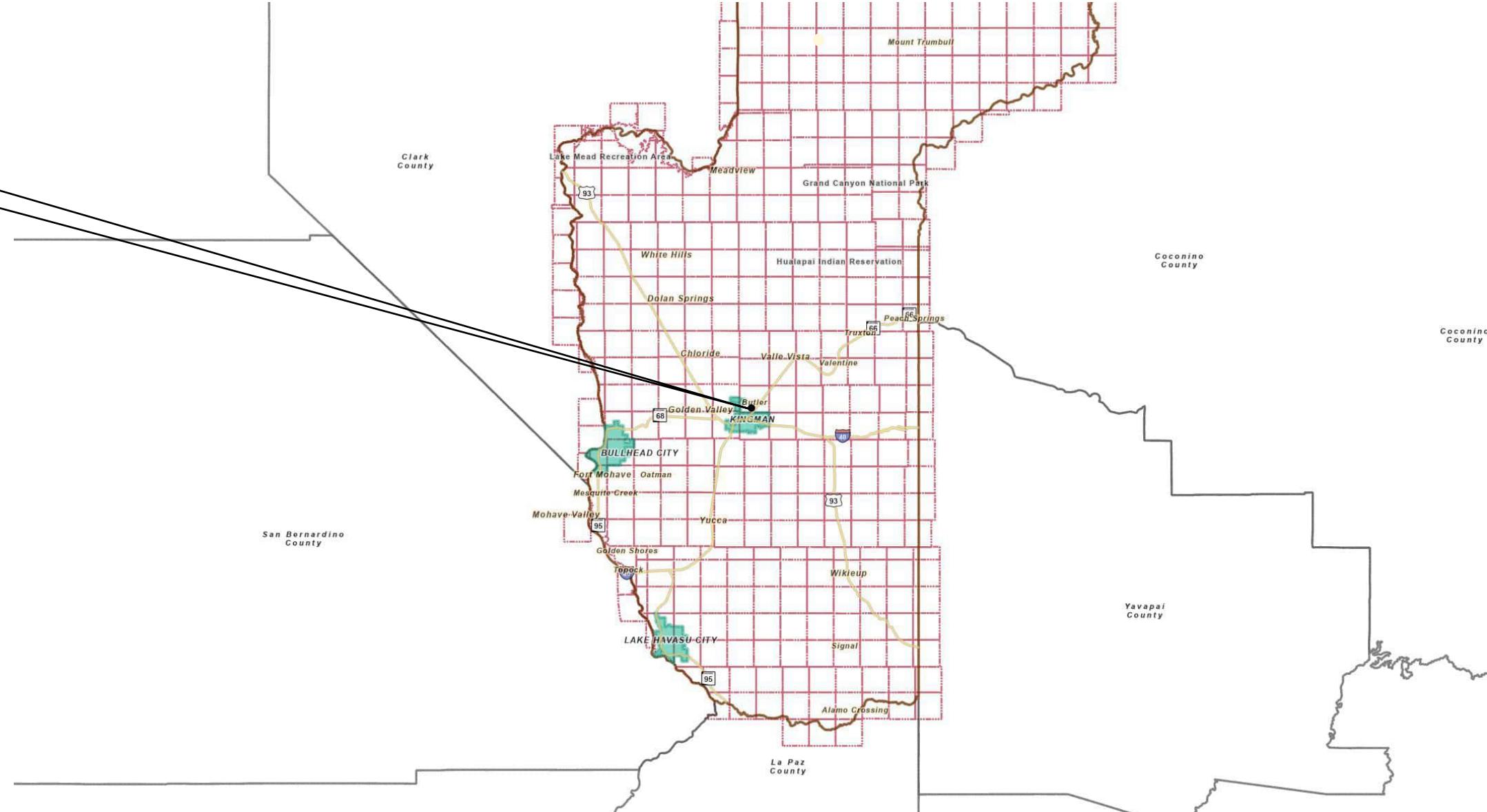
GENERAL PLAN AMENDMENT & REZONE 324-03-639F

GENERAL MAP

Evaluation of a request for an AMENDMENT to the Mohave County General Plan from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.

Section 28
T 22 N, R 16W

Subject
Property

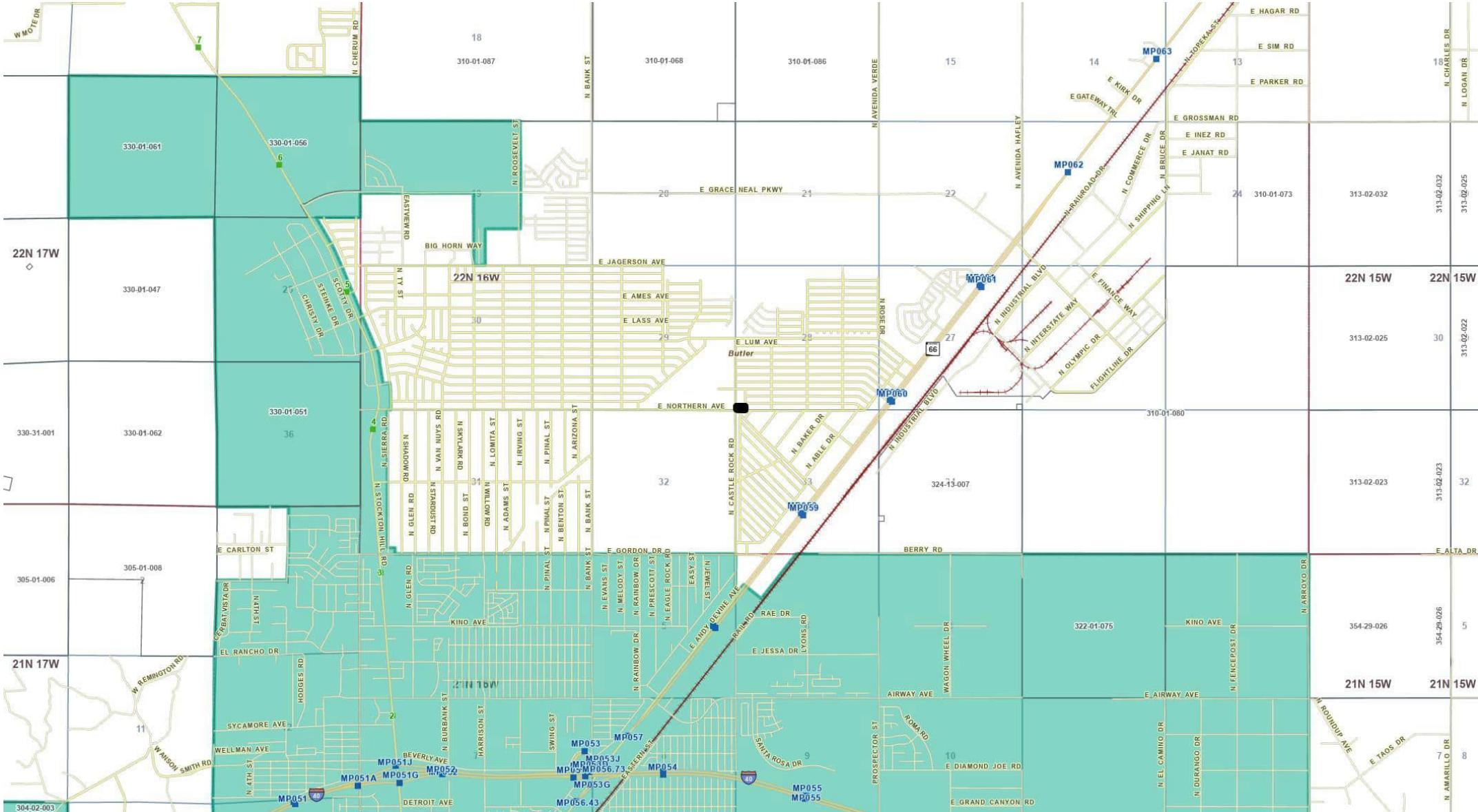


GENERAL PLAN AMENDMENT & REZONE 324-03-639F

VICINITY MAP

Section 28 T 22 N, R 16W

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.

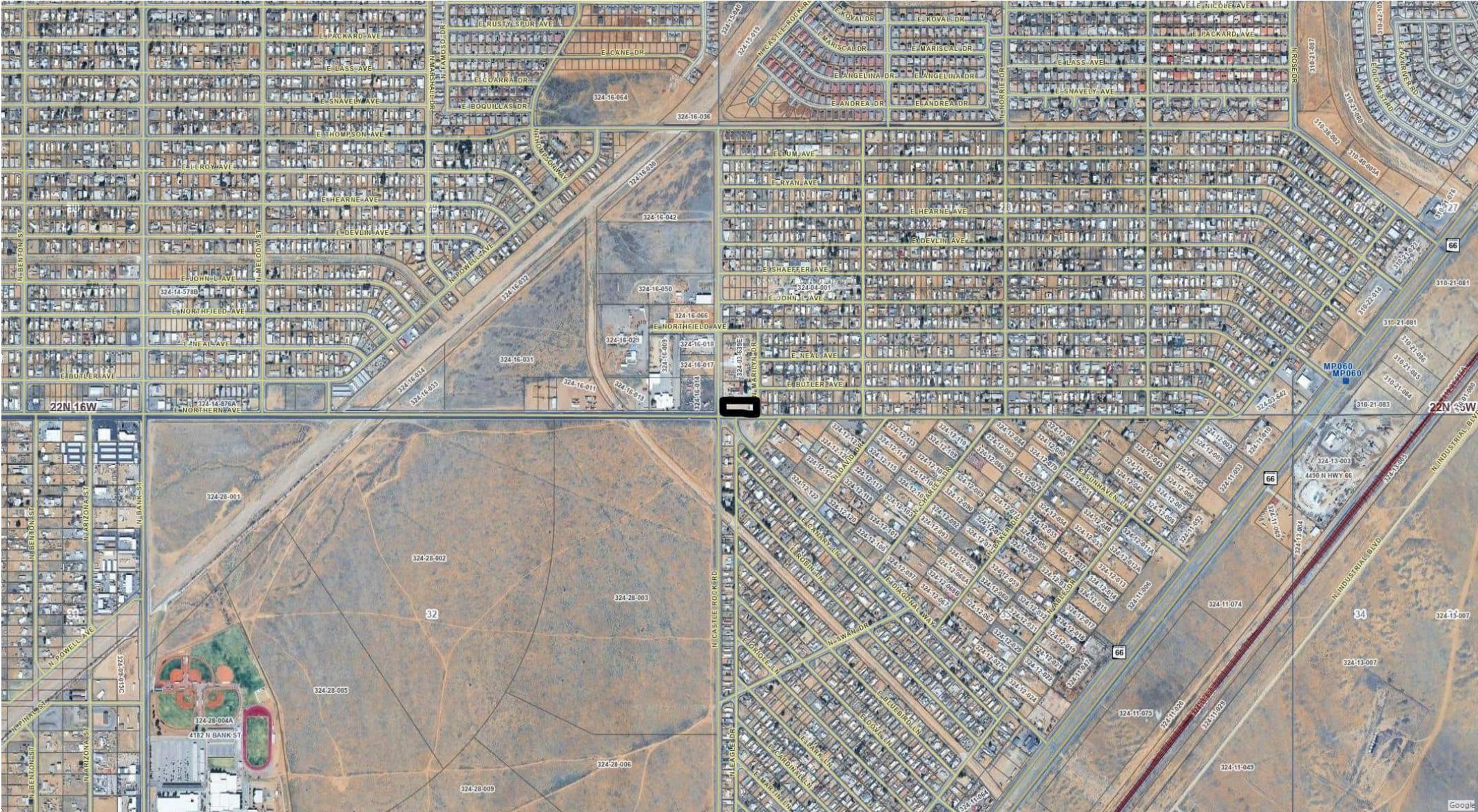


GENERAL PLAN AMENDMENT & REZONE 324-03-639F

SITE MAP

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.

Section 28 T 22 N, R 16W

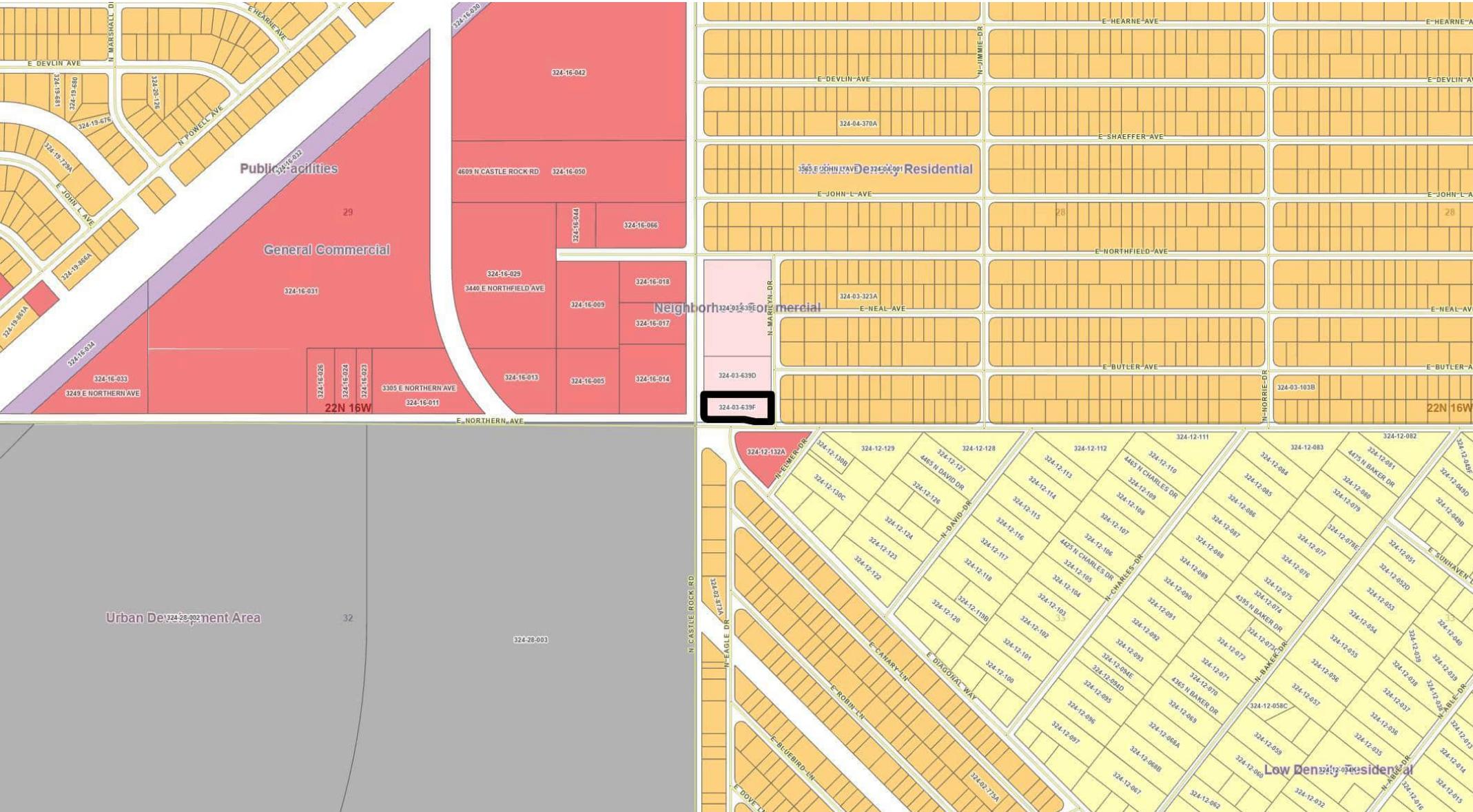


GENERAL PLAN AMENDMENT & REZONE 324-03-639F

GENERAL PLAN MAP

Section 28
T 22 N, R 16W

- Alternative Energy
- Commercial Recreation
- General Commercial
- Heavy Industrial
- High Density Residential
- Light Industrial
- Light Industrial/PUD
- Low Density Residential
- Medium Density Resid/PUD
- Medium Density Residential
- Neighborhood Commercial
- Public Facilities
- Public Lands
- Public Parks
- Rural Development Area
- Rural Industrial
- Rural Residential
- Suburban Development Area
- Suburban Estates
- Suburban Residential
- Urban Development Area

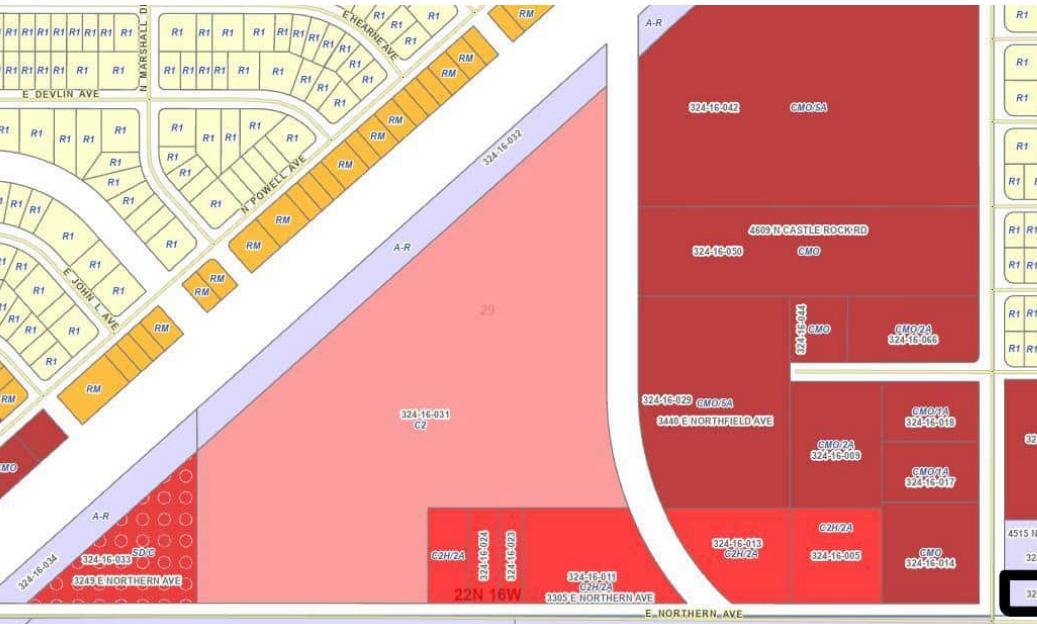


GENERAL PLAN AMENDMENT & REZONE 324-03-639F

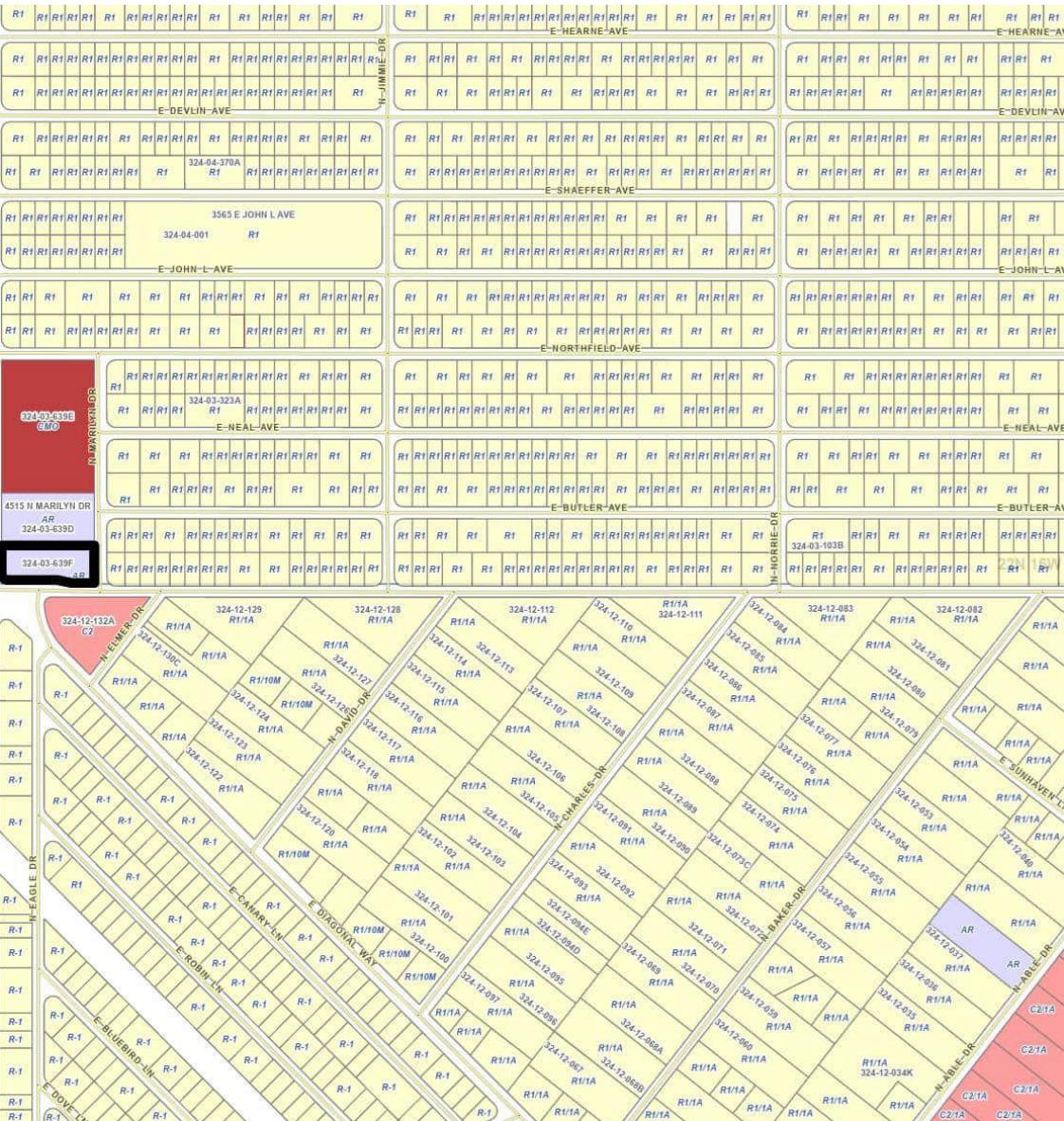
ZONING MAP

Section 28 T 22 N, R 16W

A	R-M
A-D	R-MH
A-R	R-O
C-1	R-O/A
C-2	R-P
C-2H	R-TT
CITY	S-D/A
C-M	S-D/C
C-MO	S-D/C-1
C-RE	S-D/C-2
E	S-D/C-M
M	S-D/C-RE
M-2	S-D/M
MIXED	S-D/R
M-X	S-D/R-1
N-P	S-D/R-E
R-1	S-D/R-M
R-2	S-D/R-O
R-E	



valuation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot coverage and a residence.



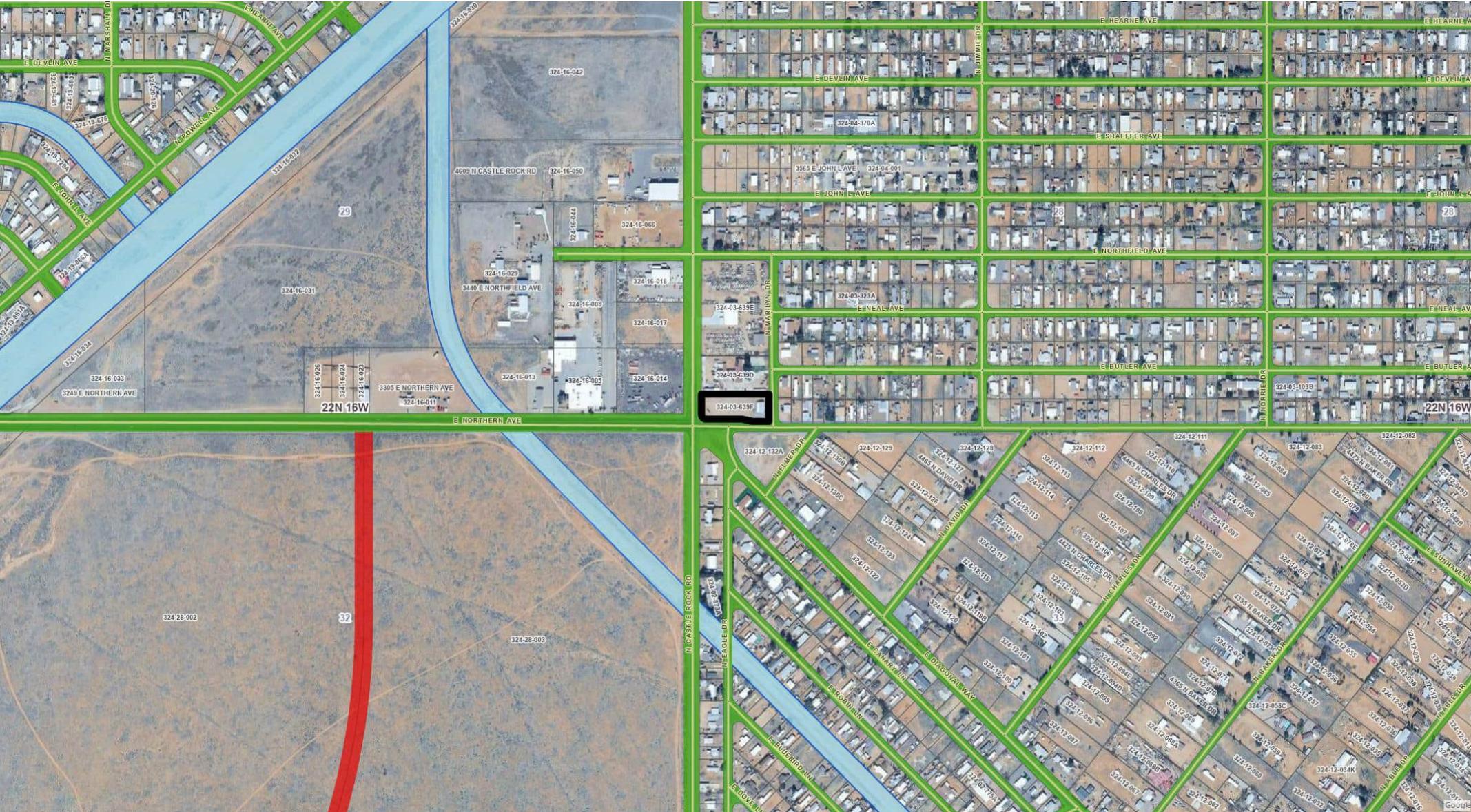
GENERAL PLAN AMENDMENT & REZONE 324-03-639F

RIGHT OF WAY MAP

valuation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.

Section 28 T 22 N, R 16W

- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



GENERAL PLAN AMENDMENT & REZONE 324-03-639F

REQUEST

Evaluation of a request for an AMENDMENT to the Mohave County General Plan from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.

Section 28
T 22 N, R 16W





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing
will be held by the Planning and Zoning
Commission of Mohave County, Arizona, at
the regular meeting room of the Commission,
709 W. Bratton Street, Kingman, Arizona, on
Wednesday, February 15, 2023, at 10:00
A.M.

AMENDMENT TO ZONING MAP
GENERAL PLANNING COMMISSION
PLANNING AND ZONING COMMISSION
MHOAHVE COUNTY, ARIZONA
P.O. Box 1200, Kingman, Arizona 86401
Telephone: (928) 753-2200, Fax: (928) 753-2201
E-mail: planning@mohavecountyaz.gov
Web Address: www.mohavecountyaz.gov/1200/Planning-and-Zoning

05. **Evaluation of a request for a REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for open lot storage in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Crystal Anderson, on behalf of Seitz 2024 TX-AZ Holdings LLC of Kingman, Arizona.

Assessor's Parcel No. 324-16-011 is described as SE1/4, SE1/4, SW1/4, located in Section 29, Township 22 North, Range 16 West.

The site is approximately 2.86 acres and is located north of Northern Avenue. The site is accessed from U.S. Route 66, then north on Diagonal Way, then west on Northern Avenue approximately .21 miles to the site.

The site appears to have a shed company on site. The terrain appears flat. The surrounding land uses consists of commercial sites and vacant land.

The applicant requests this rezone from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing – Open Lot Storage) zone to allow for open lot storage. The Mohave County General Plan designates this site as General Commercial.

The site is within Northern Arizona Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Northern Avenue is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4313H indicates the parcel described to be in Zone X (shaded), not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There are no environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The site will be rezoned to C-MO (Commercial Manufacturing – Open Lot Storage).
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The appropriate permits will be obtained prior to construction.
4. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
5. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 324-16-011 Current Zoning: C2H /2A Parcel Size 2.86 Acres

Legal Description: TH POR DESC AS: BEG AT A PTDIST N 42' & W 963.18' FR SE COR; TH W 520.41'; TH N 300'; TH E 334.23'; TH SELY354.92' ALG CURVE TO RT, R=1004.92' TO P.O.B. CONT 2.86 AC M/L

Water Provider: City Electric provider: Unisource Sewer provider: Septic
Present use of property: Vacant Was a shed company

Owner Information

Owner Name(must match current deed): SEITZ 2024 TX-AZ HOLDINGS LLC ,
Mailing Address: 3893 N PAINTED TRL City: Kingman State: AZ Zip: 86401
Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Crystal Anderson
Mailing Address: 2080 N Clack Canyon Rd. City: Kingman State: AZ Zip: 8640
Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: CMO

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Open Lot Storage

Authorization



By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

C2H /2A

This letter is to notify you of a request for a change of zone for the below - captioned property from

Open Lot Storage

to CMO for the purpose of

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

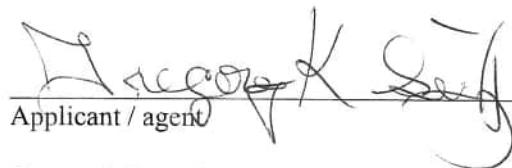
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,


Applicant / agent

Contact information:

3900 N Stockton H. 11 Rd
Suite B # 319
Kingman AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property: 324-16-011

TH POR DESC AS: BEG AT A PTDIST N 42' & W 963.18' FR SE COR; TH W 520.41'; TH N 300'; TH E 334.23'; TH SELY354.92' ALG CURVE TO RT, R=1004.92' TO P.O.B. CONT 2.86 AC M/L



0 670.9 1,341.8 Feet
(approximate scale)

Map Created: 12/16/2025

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REZONE

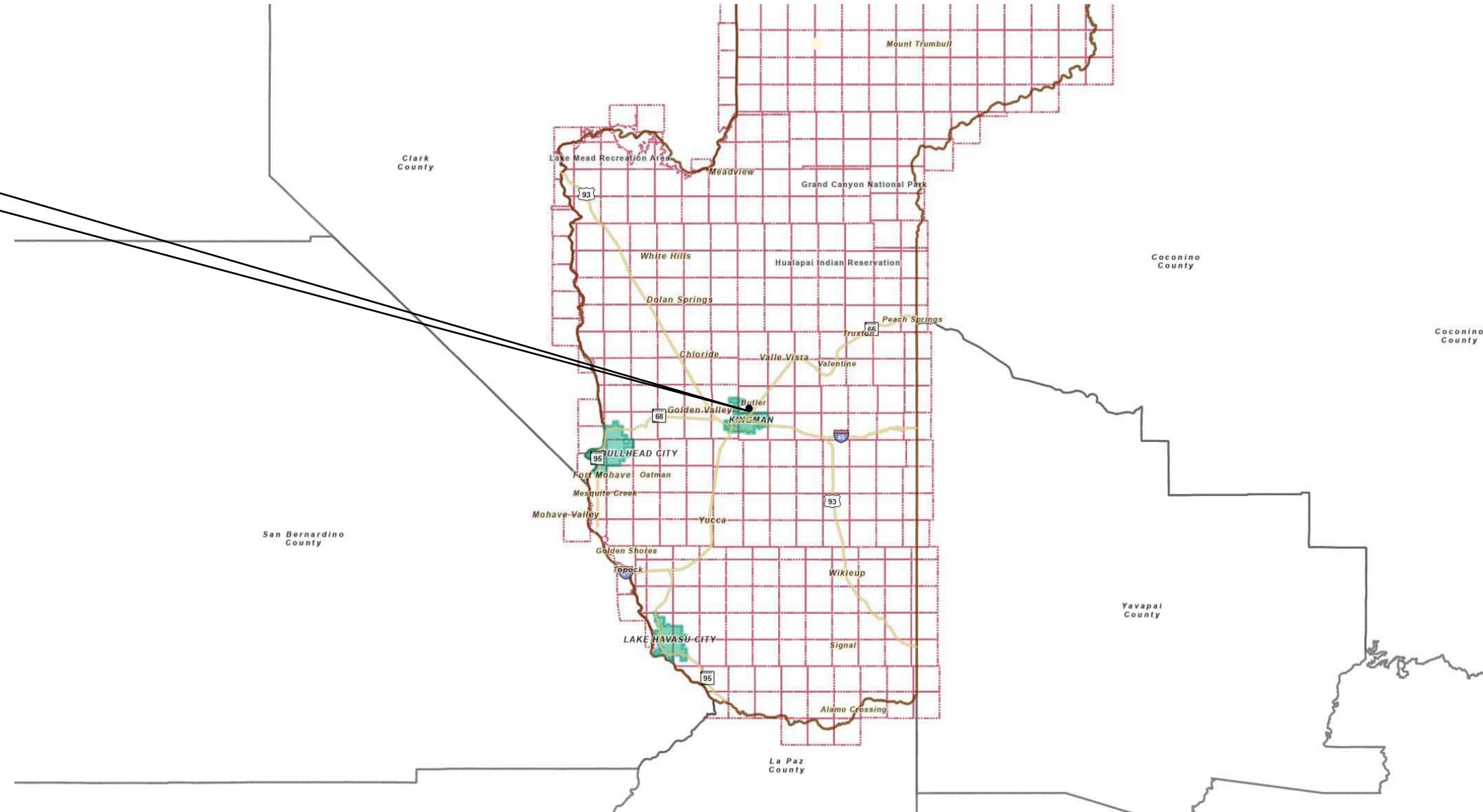
324-16-011

GENERAL MAP

Section 29
T 22 N, R 16 W

Subject
Property

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

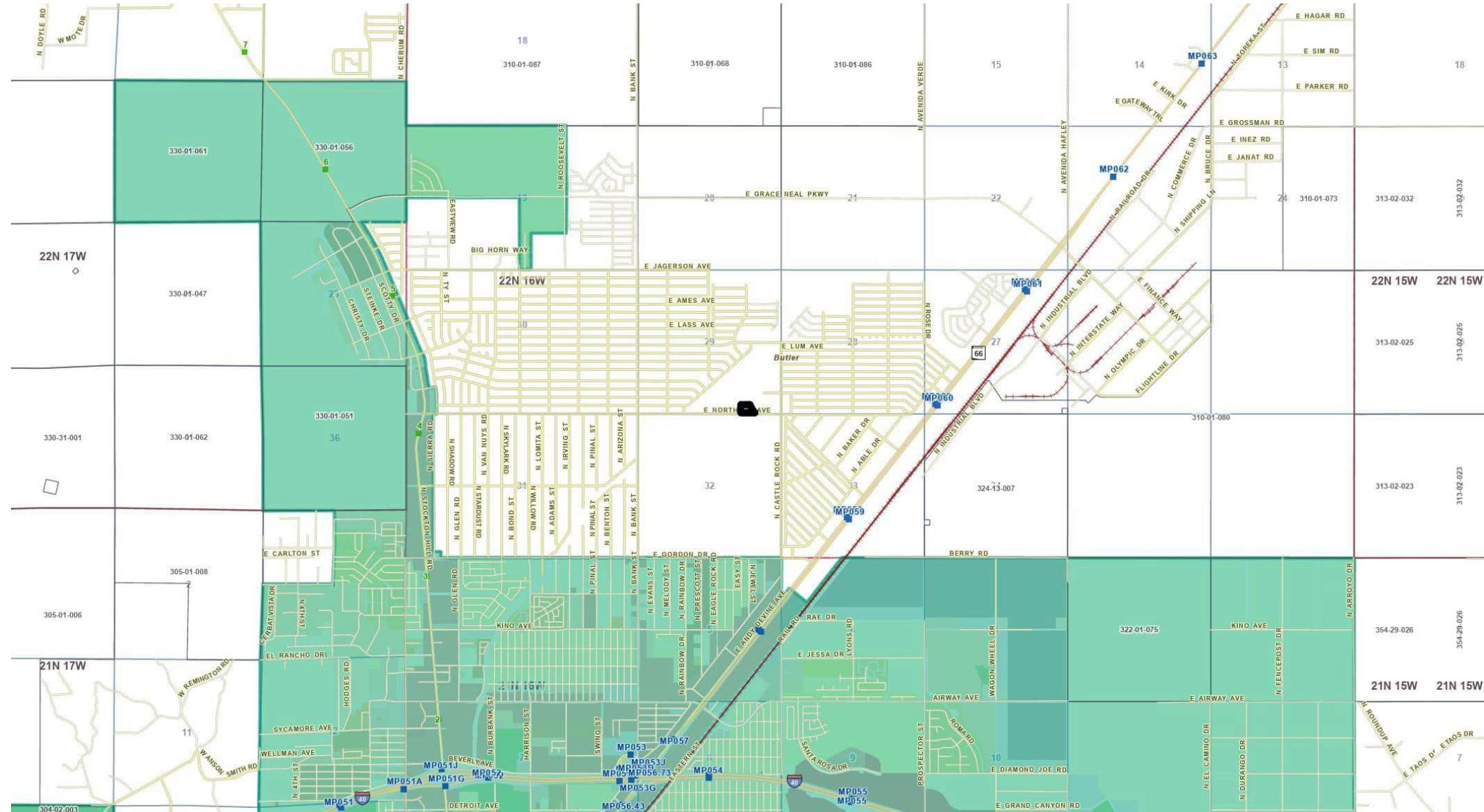


REZONE 324-16-011
VICINITY MAP

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

Section 29

T 22 N, R 16 W



REZONE

324-16-011

SITE MAP

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

Section 29



REZONE

324-16-011

ZONING MAP

Section 29

T 22 N, R 16 W

A	R-M
A-D	R-MH
A-R	R-O
C-1	R-O/A
C-2	R-P
C-2H	R-TT
CITY	S-D/A
C-M	S-D/C
C-MO	S-D/C-1
C-RE	S-D/C-2
E	S-D/C-M
M	S-D/C-RE
M-2	S-D/M
MIXED	S-D/R
M-X	S-D/R-1
N-P	S-D/R-E
R-1	S-D/R-M
R-2	S-D/R-O
R-E	



REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway commercial) zone to a C-MO (Commercial Manufacturing-Open Lot storage) zone, to allow for open lot storage.



REZONE

324-16-011

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

Section 29 T 22 N, R 16 W

-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W



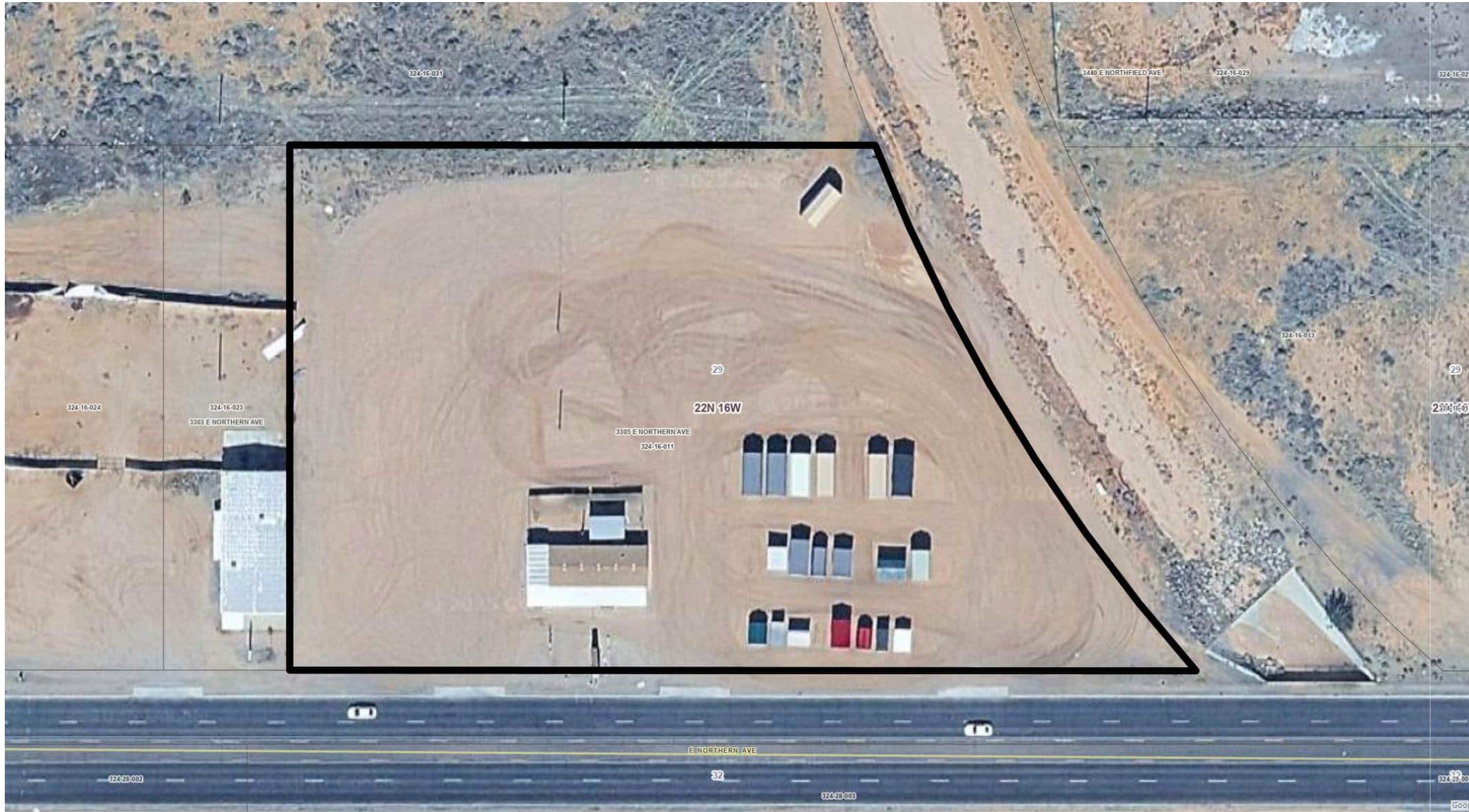
REZONE

324-16-011

REQUEST

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

Section 29 T 22 N, R 16 W



SPEED
LIMIT
35



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, February 11, 2026, at 10:00 A.M.

As a party to a request in REZ002

For more information, contact the Mohave County Planning & Zoning Office, 700 W. Beale Street, Kingman, Arizona 86401, 928-753-2400, or email info@pz.mohaveaz.gov.

**ZONING
NOTICE**

NOTICE OF PLANNED ZONING FOR BUILDING
AND USE. Planned Zoning and Zoning
Ordinances are the sole responsibility of the
City of Alamogordo, Alamogordo,
New Mexico. For further information,
please contact the City of Alamogordo
Planning and Zoning Department at 535-7220.

A.P.



NO

**** ITEM 6 HAS BEEN POSTPONED TO MARCH 2026 MEETING DATE ****